

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Patricia M. Ponder and Amanda Marie Hardin 72 Hawthorn Street Birmingham, Alabama 35242
--	--

STATE OF ALABAMA                    )  
   :  
 COUNTY OF SHELBY                 )                 **JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Three Thousand and 00/100 (\$303,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Matthew Carrington, and wife, Mallory Carrington**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Patricia M. Ponder and Amanda Marie Hardin**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 7-19, Block 7, according to the Survey of Mt. Laurel - Phase 1-A, as recorded in Map Book 27, Page 72 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**


Subject To:

Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009. Existing covenants and restrictions, easements, building lines and limitations of record.

\$242,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

  
 20090813000311370 1/3 \$78.00  
 Shelby Cnty Judge of Probate, AL  
 08/13/2009 11:47:28 AM FILED/CERT  
 Shelby County, AL 08/13/2009  
 State of Alabama  
 Deed Tax : \$61.00

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 5<sup>th</sup> day of August, 2009.

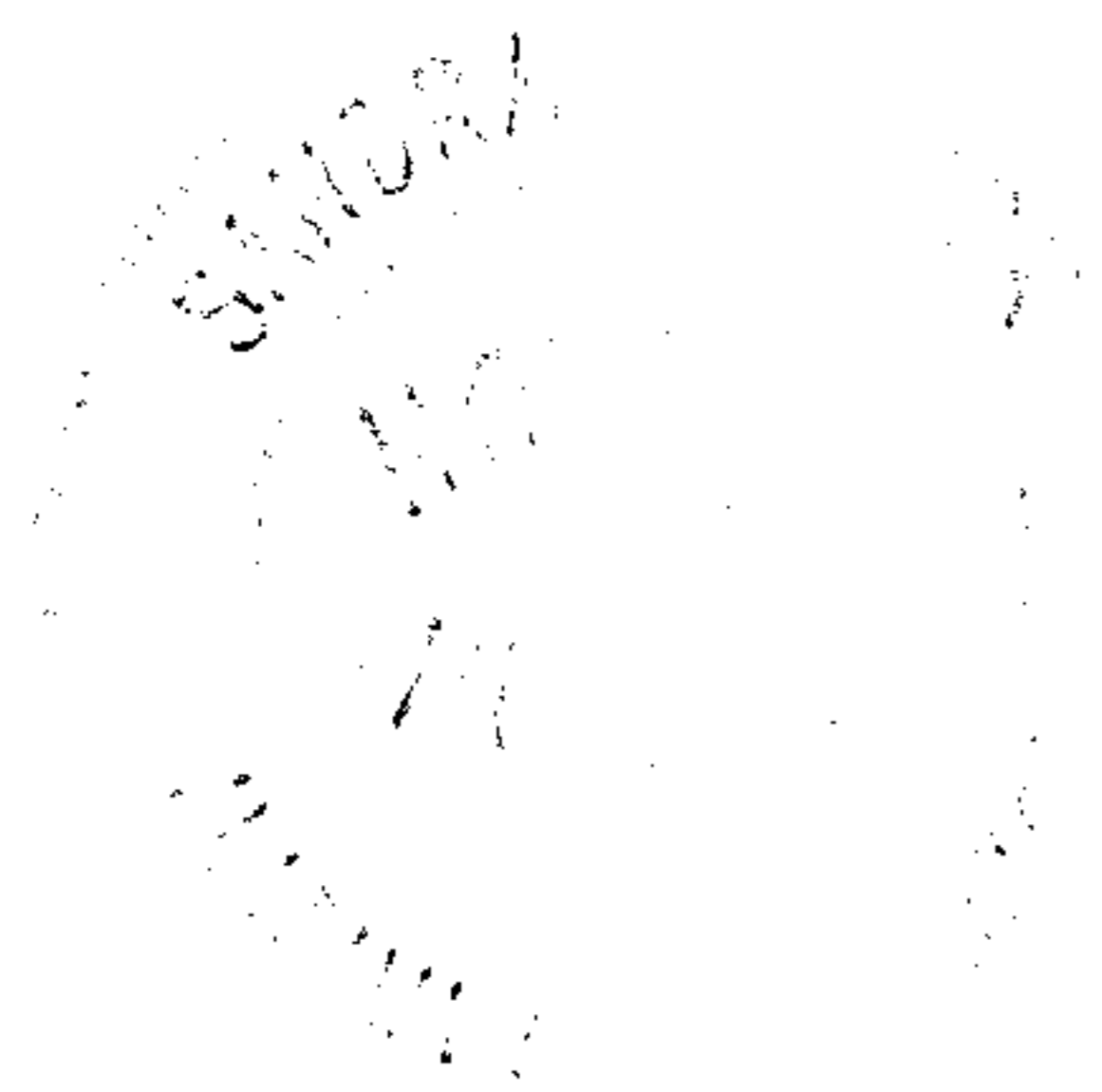
  
\_\_\_\_\_  
Matthew Carrington

STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Matthew Carrington, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5<sup>th</sup> day of August, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12-10-2010



IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5<sup>th</sup> day of August, 2009.

Mallory Carrington  
Mallory Carrington


STATE OF ALABAMA            )  
  :  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mallory Carrington, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5<sup>th</sup> day of August, 2009.

Sandra Bullork  
NOTARY PUBLIC ~~+~~  
My Commission Expires: 12-10-2010



  
20090813000311370 3/3 \$78.00  
Shelby Cnty Judge of Probate, AL  
08/13/2009 11:47:28 AM FILED/CERT